

Town of Ipswich  
ZONING BOARD OF APPEALS

**AGENDA**

**October 15, 2020 @ 7:30 p.m.**

*This meeting will be conducted remotely using ZOOM video conferencing. To participate in the meeting on a computer or device, use this link: [Join Zoom Meeting](#):*

<https://zoom.us/j/99729786734?pwd=UFJEdnl6dnNxTmFpbVksL2dLYlBxQT09>

**Continued Public Hearings:**

**26 Essex Road** (Assessor's Map 54A, Lot 14A) **36 Essex Road** (Map 54C, Lot 22); **38 Essex Road** (Map 54C, Lot 22A) **42 Essex Road**, (Map 54C, Lot 23) and **44 Essex Road** (Map 54C, Lot 24) **Essex Pastures, LLC** requests Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct one hundred ninety-four (194) residential rental units, of which forty-nine (49) units would be affordable to households earning no more than eighty-percent (80%) of the area median income. (continued from the June, 2018 all of 2019; through January, February, March, April, May, June, July, August and September 17, 2020 meetings)

**25 Pleasant Street, Elder Friendly Housing, LLC. Karl Mayer** requests a Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct eight (8) age-restricted for-sale dwelling units of which 25% (2 units) would be subsidized for low to moderate income use. (Map 41B Lot 043) (continued from August 2018; all of 2019; March, April, May, June, July, August 2020 meetings)

**27 Town Farm Rd, Wayne Moses** requests a **Special Permit and/or Variance** pursuant to, but not necessarily limited to sections XI.J & XI.K – also, II Applicability A. and B.1, 2, and 5 and VI.F to construct a detached garage after a fire and reduce the side yard setback by no more than 50% of the required. (Assessor's Map 30B Lot 050) located in the Rural Residential A (RRA) Zoning District. Continued from the August meeting

**New Public Hearings:**

**2 Vincent Road, Richard & Kathleen Comunale** request a **Special Permit and/or Variance** pursuant, but not necessarily limited to, Sections XI.J, XI.K, II.B.1 and VI.F Table of Dimensional and Density Regulations-footnote 2- for relief from the required left side yard setback to 1.5feet to locate an open-sided woodshed (32'x4'x7') (Assessor's Map 22D/Lot 110/111), located in the Rural Residential B (RRB) Zoning District.

**71 Clark Road, Justin Dechene** requests a **Special Permit and/or Variance** pursuant, but not necessarily limited to, Sections XI.J, XI.K,II.B.3 and VI.F Table of Dimensional and Density Regulations-footnote 2- to demolish and reconstruct a dwelling on same footprint at (Assessor's Map 24A Lot 090), located in the Rural Residential B (RRB) Zoning District.

**34 Brownville Ave, Carl Nylen** requests a **Special Permit and/or Variance** pursuant, but not necessarily limited to, Sections XI.J,XI.K, and VI.F Table of Dimensional and Density Regulations for relief from the required front yard setback to construct a 600 square foot garage no closer than 12' 11½" (Assessor's Map 41B/Lot 311), located in Intown Residence (IR) Zoning District

**105 County Road, Frank Livas** requests a **Special Permit and/or Variance** pursuant, but not necessarily limited to, Sections XI.J, XI.K and VIII.C Signs (including but not necessarily limited to Definitions, Illumination, Sign Requirements per

Zoning District and Non-Conformance of Signs) for approval of three signs (Assessor's Map 54A/Lot 38A), located in the Highway Business (HB) Zoning District.

**Approval of Minutes 8.20.2020**

**Adjourn:**

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